Karen Johnson Davidson County
Batch# 1083531 DEEDQC
12/19/2023 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097631

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 2023.

RUSSELL J. McCANN NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 06/14/25

My Commission Expires: _____ Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Cyrenia Wardwell	NEW OWNER	06215004000
304 Timberdale Court		
Nashville, TN 37211		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Jessica Wardwell,** Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Cyrenia Wardwell,** her heirs, successors, and assigns, all my entire interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section II, Sutherland Heights, of record in Book 2663, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 135 feet on the north side of Pleasant Green Road and runs back 257 feet on the east line and 240.3 feet on the west line to a dead line in the rear measuring 205 feet thereon.

Being the same property conveyed to Cyrenia Wardwell and Jessica Wardwell, as Joint Tenants with Rights of Survivorship, by Warranty Deed of record as Instrument # 20191113-0116777, Register's Office for Davidson County, Tennessee.

Being improved property known as 2609 Pleasant Green Road, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 18th day of December, 2023.

Jessica Wardwell

* Eric Steedly

*joining in this conveyance to convey any spousal interest he has by law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jessica Wardwell and Eric Steedly, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 18 day of December, 2023.

Notary Public

My Commission Expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06 14/25
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell T McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 18, 2023.

Date

Affiant Signature

12-19-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of December, 2023.

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)